

Bountiful City
Administrative Committee Minutes
April 30, 2012
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Member - Marc Knight; Committee Member – Lloyd Cheney; Assistant Planner – Scott Holtry; and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:01 pm.
2. Consider approval of minutes for April 16, 2012.

Mr. Knight made a motion to approve the minutes for April 16, 2012 as written. Mr. Cheney seconded the motion. Voting was 2-0 in favor with Chairman Jensen abstaining as he was not present at that meeting.

3. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow for a Home Occupation Construction/Handyman business at 1317 N. 900 E., Jason Webster, applicant.

Mr. Webster was present. Mr. Holtry presented the staff report.

The applicant's home is in a Residential Single-Family R-4 zone. His business deals with residential construction/handyman service such as leaks, drywall patches, etc.

The applicant is renting the property. No employees will congregate, or work out of the home. Equipment used will be a truck and 2 trailers. All three will be parked on the driveway and will meet the minimum 10' set back. He does not have signage on the trailer or the property; he only has a logo on the side of his truck. The home will be used as an office.

Upon review of the application, staff finds that the applicant complies with requirements in the City Ordinance regarding Home Occupation Business Licenses. Staff recommends approval of a Conditional Use Permit with the following conditions:

1. The applicant is to keep a current Bountiful City Home Business license.
2. The applicant is to continually comply with the requirements in the Bountiful City Code concerning a Home Occupation Business. (14-17-105)
3. The trailers shall be kept on an impervious surface at least 10' back from the property line and not parked on the street.
4. This Conditional Use Permit is just for this individual at this site and is not transferable.
5. The applicant must provide a letter from the property owners giving their approval of the home occupation business.

Chairman Jensen opened the hearing.

Mr. Lewis Pozzuoli, 1285 N. 900 E., Mr. John Hansen, 1345 N. 900 E., and Mr. Steve Glad, 1262 N. 900 E., asked for clarification of the conditions staff recommended for Mr. Webster's business. They also expressed concern that all Home Occupation Construction businesses should abide by the above conditions.

Staff stated that Bountiful City places conditions on the Construction Home Occupation Businesses to prevent problems from occurring.

Chairman Jensen closed the Public Hearing.

Mr. Webster stated that he would park his trailers and equipment in the driveway and would only use the street parking for temporary rearranging of vehicles. Staff clarified that Bountiful City ordinance allows vehicles to be parked on the street for a maximum of 24 hours. Staff stated that the intent of the home business is to be transparent and that the neighbors would not know that a business is in the home.

Mr. Knight made a motion to approve the Conditional Use Permit for a Home Occupation Construction/Handyman at 1317 N. 900 E., Jason Webster, applicant, based on staff recommendations. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

4. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Landscape business at 1047 E. Beverly Way, Gregory Baldwin, applicant.

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, to allow for a Home Occupation Landscape business at 1047 E. Beverly Way, Gregory Baldwin, applicant. Mr. Knight seconded the motion. Voting passed 2-0 in favor with Chairman Jensen abstaining as he was not present at that meeting.

5. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Lawn Care business at 53 S. 1300 E., Bryan Hayhurst, applicant.

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, to allow for a Home Occupation Lawn Care business at 53 S. 1300 E., Bryan Hayhurst, applicant. Mr. Knight seconded the motion. Voting passed 2-0 in favor with Chairman Jensen abstaining as he was not present at that meeting.

6. Consider approval of a Conditional Use Permit, in written form, to allow for a Commercial Occupation Loan Service business for Dollar Loan Center at 320 W. 500 S., Robert West and Troy Noble, applicants.

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, to allow for a Commercial Occupation Loan Service business for Dollar Loan Center at 320 W. 500 S., Robert West and Troy Noble, applicants. Mr. Knight seconded the motion. Voting passed 2-0 in favor with Chairman Jensen abstaining as he was not present at that meeting.

7. Chairman Jensen ascertained there were no other items to discuss. Mr. Cheney made a motion to adjourn. Mr. Knight seconded the motion. The meeting was adjourned at 5:17 pm.